

## WARRANTY DEED

Joint Tenancy

Know all Men by these Presents,

63-97

69-2-28 ✓

That

David A. Ruby and Susan Ruby  
of Waterville, County of Kennebec, State of Maine

in consideration of ONE DOLLAR and other valuable considerations

011887

paid by

Ronald A. Ducharme and Judy M. Ducharme  
of Waterville, County of Kennebec, State of Maine

TRANSFER  
TAX  
PAID

whose mailing address is

9 King Street, Waterville, Maine 04901

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said

Ronald A. Ducharme and Judy M. Ducharme

as joint tenants and not as tenants in common, their heirs and assigns forever,

A certain lot or parcel of land, situated on the Eastern side of Central Avenue, in Waterville, County of Kennebec and State of Maine, more particularly bounded and described as follows to wit:

Beginning at an iron pin in the Northwest corner of land, formerly of R.J. Meunier in the Easterly line of Central Avenue; Thence Northerly in the Easterly line of Central Avenue a distance of sixty (60) feet to an iron pin in the ground at the Southerly line of a proposed street; Thence at right angles and Easterly along the Southerly line of said proposed street a distance of one hundred seventeen (117) feet to an iron pin in the ground; Thence Southerly along the Westerly line of a lot a distance of sixty (60) feet to an iron pin in the Northeasterly corner of said Meunier's lot; Thence Westerly along the North line of the lot formerly of said Meunier one hundred eighteen (118) feet to an iron pin and the point of begun at.

This conveyance is subject to the following restrictions, which are to run with the land:

1. No building other than a private dwelling house for not over two family occupancy together with private garage for use by occupants of house shall be erected upon said premises.
2. No part of any building shall be placed nearer than twenty (20) feet from line of any street provided, however, that porticoes projecting not over three (3) feet, steps and windows are to be allowed on said reserved space.
3. No double decked porches may be built on any house.
4. Said dwelling house and garage shall cost not less than seventy-five hundred (7,500.00) dollars.
5. The garage unless built as a part of the house shall be set back at least sixty (60) feet from the line of the street.
6. No animals of any kind shall be kept on the premises excepting however, household pets.
7. No dwelling house shall be erected on any lot having less than fifty (50) feet frontage on the street.

Meaning and intending to convey the premises described in a deed recorded in the Kennebec County Registry of Deeds at Book 2541 Page 285

BK 3159 PG 152

To have and to hold

the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Ronald A. Ducharme and Judy M. Ducharme

63-97

as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

And

we

do

covenant

with the said Grantees, their heirs and assigns, that

we are

lawfully seized in fee of the premises, that they are free of all encumbrances

that we

have good right to sell and convey the same to the said Grantees to hold as aforesaid;

and that

we

and

our

heirs shall and will warrant and defend the same to the said

Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof,

the said David A. Ruby

and

Susan Ruby

~~husband~~/wife of the said

David A. Ruby

joining in this deed as Grantor and relinquishing and conveying all rights by descent and all other rights to the

above described premises, have hereunto set our

hand and seal this

22th

day

of the month of

May

, A.D. 19 87

Signed, Sealed and Delivered

in presence of

Beatrice Dostie  
to, hath

David A. Ruby  
David A. Ruby

Susan Ruby  
Susan Ruby

L-6830

State of Maine, County of Kennebec

ss.

May 22

, 19 87

Then personally appeared the above named

David A. Ruby and

Susan Ruby

and acknowledged the foregoing instrument to be their

free act and deed.

Before me,

Beatrice Dostie

Commission expires 5/25/92

Notary Public

Attorney at Law

RECEIVED KENNEBEC SS.

1987 MAY 28 AM 10:30

RECORDED FROM ORIGINAL

Printed Name, Beatrice Dostie